



## 125 Crookston Avenue

Glasgow, G52 3PP

**Offers over £78,995**



Patch Estate Agents are delighted to offer to the market, this stunning, 1 bedroom flat situated on the preferred 1st floor and located in the ever popular area of Crookston, Glasgow. Accommodation comprises lounge, fitted dining kitchen, double bedroom and bathroom. Early Viewing Advised!!



The accommodation on offer is situated within a very well maintained communal building and comprises welcoming reception hallway. The stylish lounge is bright and airy with dual window formation and feature fireplace. The modern fitted dining kitchen has a range of wall and base units providing ample storage. A tastefully decorated and well appointed double bedroom with built in storage and contemporary fully tiled bathroom with overhead shower completes this must see property.

### Glazing

This property benefits from Double Glazing.

### Heating

This property benefits from Gas Central Heating.

### Outside

The property benefits from well maintained communal gardens.

### Security

The property benefits from a secure door entry system.

### Accommodation Sizes (All sizes are approximate)

Lounge 3.55m x 3.77m

Kitchen 4.29m x 2.45m

Bedroom 3.12m x 2.92m

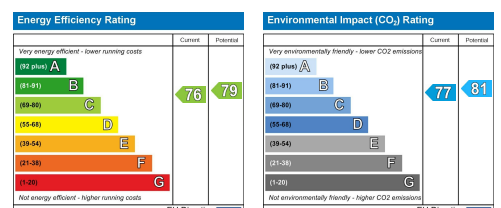
Bathroom 1.8m x 1.63m

### Area

The property enjoys a wide variety of facilities and amenities within walking distance on Paisley Road West, Cardonald. The property is conveniently located for two major shopping centres - Braehead and Silverburn. The commuter has convenient transport links to the M8, M77 and Clyde Tunnel; Crookston Train Station and bus services. The property is ideally located for the new Queen Elizabeth University Hospital which can be accessed by car, public transport or by walking.

Early Viewing Strongly Advised!!

### Energy Efficiency Graph



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